



Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 25/61185

APPEAL by Anthony Bennett against the decision made on the 19th day of February, 2026 by Kerry County Council to refuse permission.

Proposed Development: Construction of three dwellings comprising one pair of semi-detached duplex apartments and one detached dwelling, complete with new vehicular entrances and all ancillary site works, all at Doon Road, Doon West, Ballybunion, County Kerry.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Objective KCDP 5-14 (Rural Settlement Policy) of the Kerry County Development Plan 2022-2028 states that in Rural Areas under Significant Urban Influence applicants shall satisfy the planning authority that their proposal constitutes an exceptional rural generated housing need based on their social (including lifelong of life limiting condition) and/or economic links to a particular local rural area and, in this regard, must demonstrate that they comply with one of a number of categories of housing need. Based on the information provided in connection with the planning application and the appeal, it is considered that it has not been adequately demonstrated that the proposed development constitutes an exceptional rural generated housing need based on social (including lifelong of life limiting condition) and/or economic links to this particular local rural area and, in this regard, the applicant has not demonstrated that they comply with any of the categories of housing need. The proposed development would be contrary to Objective KCDP 5-14 of the Kerry County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 22nd day of June 2026.